



**Leicester Crescent, Ilkley, LS29 8DX**  
**Per Month £1,495 Per Month**

**E&H** Holmes  
ESTATE AGENTS

To Let is this recently renovated stone-built property with four bedrooms property in the heart of Ilkley center. Just a short walk from the town's park, amenities and public transport links.

The house has gas central heating and double glazing. It includes a living room with bay window to the front, kitchen diner and utility room. To the first floor are two bedrooms, one of which is a large double, and a house bathroom. On the second floor, there are two attic bedrooms. There is an en-close a compact front garden, while the part-paved rear garden has a southerly aspect.

EPC Rating: E, Council Tax Band: D

Rent: £1495

Deposit: £1725

Holding Fee: £345



Living Room

Dining Kitchen

Utility Room

First Floor Landing

Bedroom One

Bedroom Two


Bathroom

Second Floor

Bedroom Three

Ensuite

Bedroom Four

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	